

PLANS AND PROGRESS

DEPARTMENT OF CITY PLANNING

State Referral Bill Would Expand Review Responsibility

The Illinois General Assembly has passed legislation which requires all proposed public improvement projects in the city to be submitted to the Chicago Plan Commission for review.

This Planning Referral Act is a addition to the Illinois Municipal Code. It requires referral of projects of such independent governing bodies as the Board of Education, the Chicago Park District, the Metropolitan Sanitary District of Greater Chicago, Cook County Highway Department and other county agencies, and the Medical Center Commission.

Matters to be referred under the ordinance would be any "plan, design or proposal" within the city limits which would require any one of the following four changes:

- Acquisition of land
- Change in use of land already held by the agency
- Location of any new improvement within the city

The legislation requires agencies to report any of these proposed changes to the Plan Commission at least 30 days before action is scheduled to occur.

The commission will be required to report to the agency within 30 days of the conformity of the proposal to the city's long-range planning objectives and General Plan. If the commission does not report within this period, it will be assumed that the project is in conformance with planning policies.

If the commission determines that a project is not in conformity with long-range objectives, it will present an explanatory written report to the responsible agency. However, this report will be purely advisory in nature and will not prevent the agency from taking the proposed action.

The Municipal Code previously required City of Chicago departments to refer proposed improvements to the Department of City Planning and the Plan Commission. The city's urban renewal agencies--Community Conservation Board, Chicago Land Clearance Commission and Chicago Housing Authority--must also submit plans for review.

CHRISTENSEN APPOINTED BUILDING COMMISSION DIRECTOR

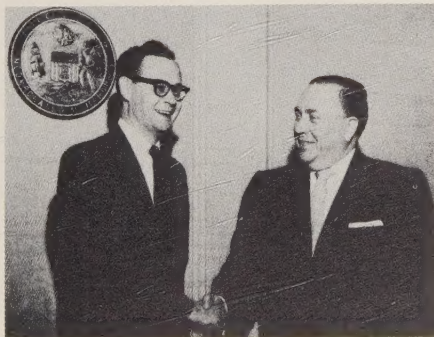
Robert W. Christensen, director of the department's capital improvements program division, was appointed executive director of the Chicago Public Building Commission by Mayor Richard J. Daley in July.

He will expedite progress of the new Civic Center and act as liaison with architects, legal counsel and prospective tenants.

The ordinance which established the Department of City Planning on January 1, 1957, states that "prior to approval or passage by the City Council, all proposals affecting the comprehensive general planning for Chicago... shall be referred in writing by the departments, City Council committees or agencies originating or having charge or jurisdiction of such proposals, to the commissioner of planning and the Plan Commission for study, recommendation and report."

Major categories included in this requirement are subdivisions; maps; capital improvements; bond issues for improvements; changes in streets; all urban renewal, redevelopment, conservation and housing projects; annexations; and changes in zoning building and housing ordinances.

The proposed Illinois bill would extend this review requirement to certain government agencies which do not submit projects officially to the City Council for approval.



William L. Slayton (left), commissioner of the federal Urban Renewal Administration, visits the office of Mayor Richard J. Daley. Slayton later toured renewal project areas in Chicago.

FEDERAL RENEWAL CHIEF TOURS CHICAGO PROJECTS WITH LOCAL OFFICIALS

William L. Slayton, commissioner of the federal Urban Renewal Administration, toured major renewal projects during his visit to Chicago in June.

The Department of City Planning arranged the tour, in cooperation with the Chicago Land Clearance Commission and the Community Conservation Board.

Department officials who accompanied Slayton on the tour were: Commissioner Ira J. Bach; Deputy Commissioner Clifford J. Campbell; Larry Reich, assistant commissioner of planning and research; and Robert A. Adams, director, coordination division.

Other Housing and Home Finance Agency officials included: John P. McCollum, regional administrator; Ralph Herod, regional director of urban renewal; Kenneth Wilcox, regional planning office; and Sidney Jamieson, field representative.

Chicago urban renewal officials on the tour were Phil A. Doyle, executive director, Chicago Land Clearance Commission; D.E. Mackelmann, commissioner, Community Conservation Board; Clement E. Humphrey, assistant to the executive director, Chicago Housing Authority; and Norman Elkin, project director, Community Renewal Program.

On the tour Slayton saw Land Clearance projects where construction is completed or under way--Lake Meadows, Prairie Shores, Hyde Park A and B and the West Central Industrial District--as well as several where land is now being cleared.

Conservation Board areas on the tour were Lincoln Park, Near West Side and Hyde Park-Kenwood.

During his stay in Chicago, Slayton also spoke at a fund-raising dinner for the Combined Jewish Appeal.

Slayton termed Chicago's renewal program "one of the most exciting in the nation."

"There is a greater variety of projects planned in Chicago than in any other city," he said.

He urged that more cities initiate Community Renewal Programs, such as that now under way for Chicago. This program provides for an over-all renewal plan for the entire municipality.

Baird Discusses Housing For Low-Income Families

A Metropolitan Housing and Planning Council report proposing broad changes in the U.S. public housing program was the subject of a talk by John W. Baird, council president, at the June meeting of the Chicago Metropolitan Chapter, National Association of Housing and Redevelopment Officials.

"Public housing is unquestionably essential to urban renewal programs in American cities," Baird said. "The present program has demonstrated positive accomplishments which should be improved and continued."

He pointed out that 48 per cent of American families with annual incomes under \$2,000 live in substandard housing. Many low-income families are unable to obtain standard dwellings on the private market, he said. Local tax resources are already strained, and federal assistance is necessary to fill these housing needs.

This report, "Housing the Economically and Socially Disadvantaged Groups in the Population," made the following major proposals for administrative changes in the national program:

- More autonomy for local authorities, with leadership and support on the federal level.

- A closer relationship between housing authorities and other local government activities.

- Provision for public housing in urban renewal projects.

- Inclusion of construction costs only in computing unit costs. When high costs of land clearance in blighted areas are included, local authorities find it extremely difficult to stay within federal cost limitations.

- Adoption of state legislation which would permit admission of evidence of illegal use in condemnation proceedings, to lower land costs. (Illinois now has such legislation, which has been used by the City of Chicago in court cases.)

- Purchase of existing buildings by housing authorities for management, rehabilitation and modernization.

- Inclusion of a wider cross-section of income and racial groups in public housing.

- Provision of additional social services in housing projects.

The report also proposed experimentation with "Housing Certificates," or direct government subsidies to low-income families.

After proof of need, tenants would receive certificates for use in rent payments in approved private housing.

ADOPT LEGISLATION TO ENABLE LAND PURCHASE FOR NEW CIVIC CENTER

A bill enabling the Chicago Public Building Commission to issue temporary notes to finance land acquisition for the proposed Civic Center was passed by the Illinois General Assembly in June.

The \$67 million cost of the center is to be financed by a permanent issue of revenue bonds, to be retired by rentals from the agencies occupying space in the buildings. The commission already has the authority to issue these bonds.

The commission now may take immediate action for the start of land acquisition. The temporary notes can be issued to banks or other private sources.

Chicago's application for a \$1.5 million federal planning advance for the center was approved by the U.S. Housing and Home Finance Agency last February.

The Civic Center architects have been proceeding with preparation of final working drawings. They are Naess and Murphy, supervising architects; Loeb, Schlossman and Bennett, and Skidmore, Owings and Merrill, associate architects.

Their progress has been reviewed each week by Commissioner of City Planning Ira J. Bach and Robert W. Christensen, director of the department's capital improvements program division. Bach has been acting as secretary to the Public Building Commission and Christensen has been named executive director.

GARRICK ORNAMENTATION EXHIBITED

Plaster and terra cotta fragments saved from the Garrick Theater were displayed in the main concourse of City Hall last month.

The exhibit included a photographic story of the preservation efforts made by a team of young architects directed by Richard Nickel. The presence of rich stencil and mosaic floor design was discovered by the preservation team.

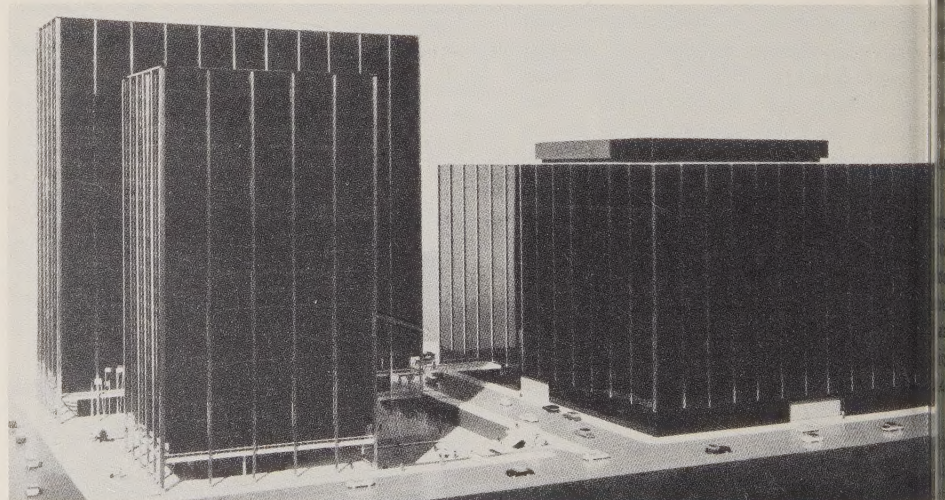
The Garrick Theater was designed in 1892 by the famed architect, Louis H. Sullivan. It had been recognized as a significant Sullivan work by international architectural authorities. In 1957 it was cited as a Chicago Architectural Landmark by the Landmarks Commission.

The Landmarks Commission cooperated with the Chicago chapter of the American Institute of Architects and the Society of Architectural Historians in preserving many of the Garrick's valuable ornaments. A special fund was established, and money received from many leading citizens and private groups. The City of Chicago contributed \$10,000 to the fund.

Mayor Richard J. Daley is chairman of the commission. He has appointed Paul Gerhardt Jr., city architect, to act as an advisor.

The center will be built immediately east of the present City Hall County Building, in the block bounded by Randolph, Dearborn, Washington and Clark.

Members of the commission are Mayor Daley, chairman; Arthur S. Boylston, Henry Crown; John J. Duffy; William Gale; Vincent D. Garrity; Stuart L. Thomas L. Marshall; William McFadden; John Sevcik; and Philip Wrigley.



Scale model of the original proposal for the Chicago Civic Center, presented to the Department of City Planning to the Public Building Commission. Center would include Civil Courts Building (left background) and City-County Office Building (left foreground). Existing City Hall-County Building (right) is shown remodeled. View is looking southwest from Randolph and Dearborn.

ff Outlines Objectives for Population and Labor Force

As part of the revision of the General Plan of Chicago, the department is now preparing a series of policy statements on subjects which are basic to the plan.

These statements are now being reviewed by the General Plan Committee, consisting of several department division directors and consultants, and by a special committee of the Chicago Plan Commission. The statements will provide guides for the specific recommendations in the plan.

Subjects of policy statements include open space, industrial development, residential land use, transportation and population. From time to time, one of these topics will be discussed in this column.

A draft of a policy statement on Population and Labor Force is now under way.

During the next 50 years, the 10-county metropolitan region's population is expected to increase from 6.9 million to a population ranging between 10 and 15 million. The region covers Cook, Lake, Kane, McHenry, DuPage and Will counties in Illinois; Lake, Madison and LaPorte counties in Indiana; and Kenosha county in Wisconsin.

Chicago's share of the region's population is now 51 per cent. Although the city may experience population growth, its share of the more rapidly increasing regional population will decline.

Industry will be more diversified, the region's economic growth will probably double real income over the next 50 years. Skilled workers will constitute a higher proportion of the labor force.

The number of lower income families will continue to decrease. Minorities will be more completely assimilated in every aspect of living.

In view of these trends over the next half century, Chicago must plan to offer living conditions which are attractive to present and potential residents. Social and psychological factors will be as important to the city's environment as physical conditions.

If Chicago is to attain desirable standards of development, its population must include a full representation of professional, managerial and middle income persons. It must incorporate a complete range of social, ethnic and economic groups.

The city's job opportunities must reflect emerging national technologi-

cal changes. At the same time, the employment pattern must minimize hardships involved in the transition from the present to the future.

To realize these goals, Chicago must provide the facilities which will attract a greater proportion of middle-income families to the city. Residential areas and housing types must be suitable for a diverse population.

The city's population size must be large enough to support the facilities, services and opportunities which are necessary to Chicago as the center of the region.

Social concerns are equally important to the city's long-range development. Chicago must make adequate provision for the housing and welfare needs of the increasing number of senior citizens.

A program which will assist new residents to assimilate within communities is also essential. This would enable both new and old residents to live and work more harmoniously.

To meet general objectives for the labor force, Chicago must encourage the skilled worker and managerial and professional personnel to live in the city, as well as work here.

Service industries--such as research organizations, banks, advertising agencies and consulting firms--will experience marked growth in Chicago and the nation as a whole over the next 50 years. The General Plan must provide adequate space for the expansion of this type of activity.

These policies on Population and Labor Force are now under review. Larry Reich, assistant commissioner of planning and research, is directing the staff's program for relating these objectives to physical recommendations in the General Plan.

Ira J. Bach

STUDY INDICATES DEPARTMENT EDUCATIONAL BACKGROUNDS

The Department of City Planning staff of 109 persons includes 73 professional employees, current records indicate.

Four employees have received doctorates, in geography, finance, sociology and political science.

Of the professional staff 35, or 48 per cent, have attained masters' degrees or higher.

There are fifteen staff members with masters' degrees in city planning and 31 with masters' degrees in urban geography, engineering, social science, journalism, economics, sociology, art and visual design, and education.

CITY SHOWS INCREASE IN RESIDENTIAL CONSTRUCTION

A substantial upswing in Chicago residential construction is indicated by the Department of City Planning's latest Urban Renewal Progress Report.

During the first quarter of 1961 the total number of all new dwelling units authorized for construction in Chicago increased by 54 per cent over the comparable period in 1960. Residential construction for the metropolitan area as a whole was up 29.7 per cent.

During January, February and March of 1961 the Chicago Housing Authority put 376 new dwelling units under construction. CHA now has a total of 7,627 units under way.

The Chicago Land Clearance Commission acquired 112 additional parcels of land during the first quarter.

The Community Conservation Board filed a survey and planning application for the Central Englewood Urban Renewal Area with the U.S. Housing and Home Finance Agency in March.

Last year the City of Chicago initiated several court cases to test an anti-slum law passed by the Illinois General Assembly in 1959. Action on cases involving buildings in the Hyde Park-Kenwood Urban Renewal Area indicates that the law may save the city and federal government millions of dollars, the report states.

The 1959 law allows condemnation payments to be based on the true value of property, rather than on the inflated rental income value brought about by illegal overcrowding.

The report for the first quarter of 1961 was prepared by the department's coordination division, under the supervision of Director Robert A. Adams. Bernard Gordon was technical editor of the report.

Policy for the city's urban renewal activities is determined by the Mayor's Committee on Urban Renewal.

Chairman of the committee is Mayor Richard J. Daley. John G. Duba, Mayor's administrative officer, is the vice-chairman.

Other members are Commissioner Ira J. Bach; Deputy Commissioner Clifford J. Campbell, committee secretary; James C. Downs Jr, housing and economic consultant to the Mayor; Phil A. Doyle, executive director, Chicago Land Clearance Commission.

Also D.E. Mackelmann, commissioner, Community Conservation Board; John C. Melaniphy, corporation counsel, Department of Law; George L. Ramsey, commissioner, Department of Buildings; and Alvin E. Rose, executive director, Chicago Housing Authority.

DEPARTMENT OF CITY PLANNING

City of Chicago

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Commissioner of City Planning



Clifford J. Campbell
Deputy Commissioner of City Planning

Hon. Richard J. Daley
Mayor

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NOBLE - DIVISION PROJECT APPROVED BY COMMISSION

Designation of a new Chicago Land Clearance Commission project, Noble-Division, was approved by the Chicago Plan Commission at its July 6 meeting.

The 17.7-acre area, on the near northwest side, is bounded by Division Street, the Northwest Expressway and Milwaukee Avenue.

Phil A. Doyle, executive director of the Land Clearance Commission, reported that residential and institutional redevelopment is proposed for the area.

The project lies within the boundaries of the Community Conservation Board's East Humboldt Park-Near Northwest Conservation Area.

The commission also gave its conditional approval to a proposed revision to the Land Clearance Commission's Hyde Park A and B projects.

The revision calls for redesignating two small areas, totaling 1.3 acres, from "shopping and parking" to "row houses and single-family detached houses."

One of these areas extends to the south of the present three-story garage at 55th and Lake Park. A department staff report proposed demolition or remodeling of the garage. It also recommended that, if the land to the south cannot be rebuilt with a service-type commercial use, such as a restaurant, residential buildings be oriented away from heavily traveled Lake Park Avenue.

He also suggested that residential buildings along Lake Park could be designed as atrium houses, with solid walls on the street side shielding residents from the effects of heavy traffic.

ARCHITECTS COMMEND CAMPUS SITE

Selection of the Harrison-Halsted site for the University of Illinois Chicago campus was commended in a recent report prepared by a special committee of the Chicago Chapter of the American Institute of Architects.

The "site" offers excellent promise to the development of a university campus," the report said. It predicted the campus will provide a major educational, financial and cultural stimulus for the west side and the City of Chicago.

The committee evaluated possible sites on the basis of housing and relocation, transportation, acquisition cost, expansion needs of the university, environment and real estate tax considerations.